



# SEDBURY, CHEPSTOW

Guide price **£295,000**



# 22 THE BELFRY

Sedbury, Chepstow, Gloucestershire NP16 7FD



2-bed mid-terrace property  
Rear garden  
No upper chain

Located in a sought-after residential area, this stylish property is part of a unique conversion of the Sedbury Park Estate with its own private grounds. Approached via impressive communal courtyard gardens, the home is generously proportioned and very well presented. Tastefully decorated throughout in a neutral palette, the accommodation briefly comprises an entrance hall, a spacious kitchen, and a large lounge to the rear of the property overlooking the private garden. The property features two double bedrooms and a modern family bathroom.

Located approximately 1.5 miles from Chepstow, it offers a convenient base with a wide range of amenities, including shops, restaurants, wine bars, pubs, schools, and excellent transport links by road, bus, and rail. The proximity to the M48 (just 2.5 miles away) provides easy access for commuting to Bristol, London, Newport, or Cardiff.

Nature and outdoor enthusiasts will find plenty to explore, such as Offa's Dyke Path, a renowned 177-mile National Trail along the England/Wales border, perfect for wildlife observation and scenic walks. Additional attractions include the stunning Wye Valley, Sedbury Cliffs, and historic sites like Chepstow and Caldicot castles, as well as Tintern Abbey.

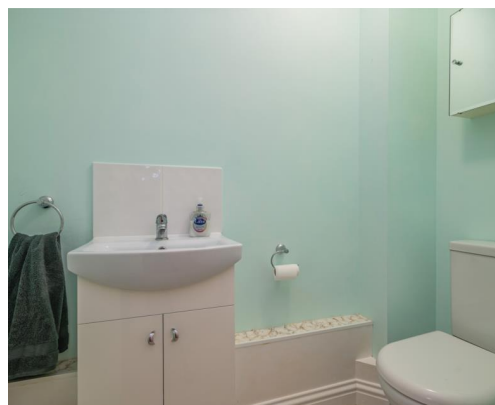


Guide price  
£295,000

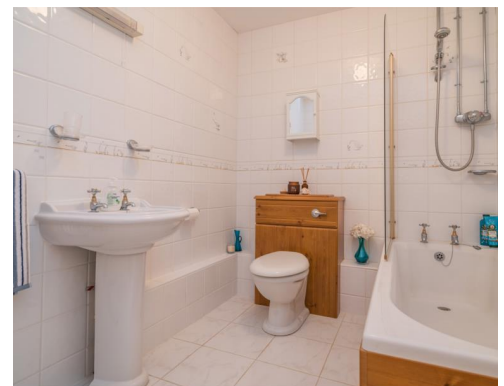


### KEY FEATURES

- 2-bed mid terraced property
- Private rear garden
- Parking for vehicles
- Modern fitted kitchen with integral appliances
- Select development
- No upper Chain



# STEP INSIDE



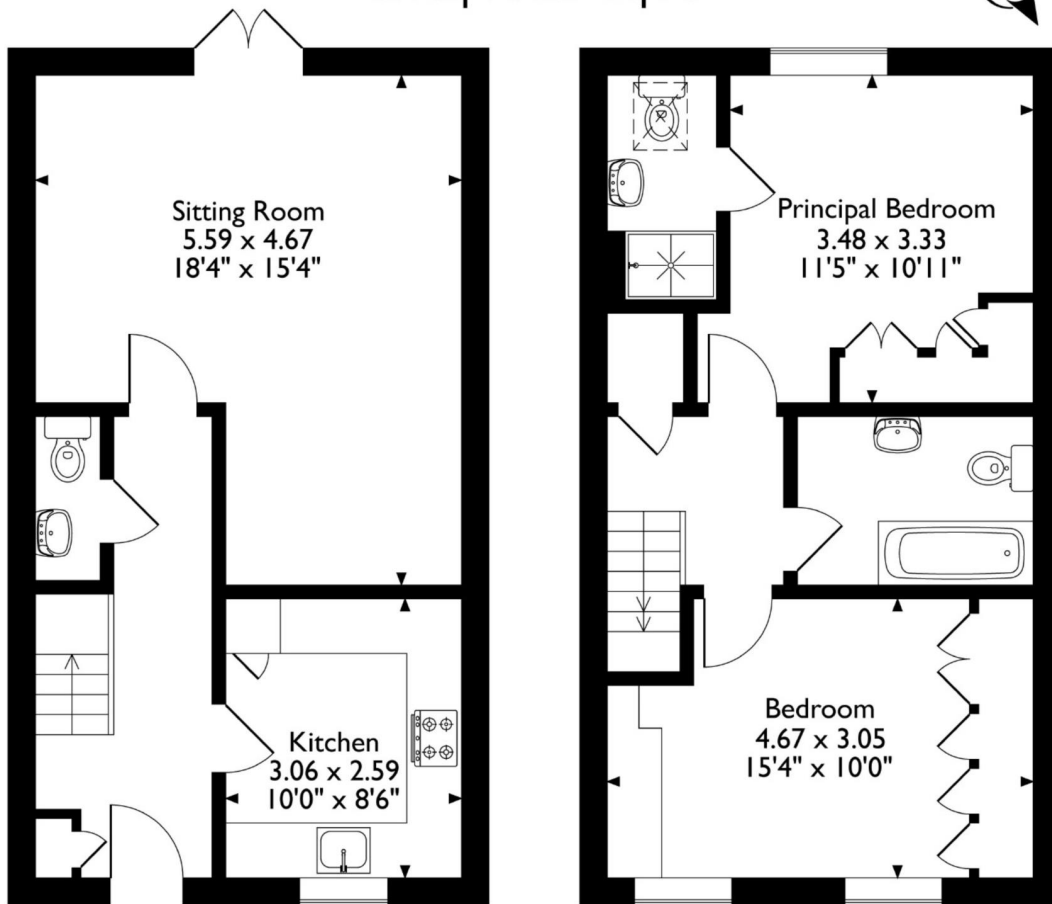
The property offers much to anyone seeking a home that is easy to manage in a secure and peaceful location. As you step into the hall, you'll notice the welcoming atmosphere and the many features the property has to offer.

The kitchen is fitted with wall and base units in a natural colour, complemented by fitted hob and oven appliances, making it both practical and attractive for everyday use.

The sitting room, located at the rear of the property, benefits from access to the patio and views over the rear garden, creating a lovely space for relaxation.

The lounge provides ample room, with the potential to accommodate a dining table if desired. Additionally, there is a convenient storage cupboard situated under the stairs, offering extra space for essentials.

22, The Belfry Sedbury, Chepstow, Gloucestershire  
 Approximate Gross Internal Area  
 82 Sq M/882 Sq Ft



**Ground Floor**

**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

This property offers a comfortable and versatile living space on the first floor. It features two spacious bedrooms, which were originally three but have been reconfigured into two good-sized rooms, both fitted with Sharps wardrobes for plenty of storage.

The principal bedroom includes an ensuite shower room for added privacy and convenience.

Additionally, there is a family bathroom with a classic white suite, making it ideal for relaxing or accommodating guests.

# STEP OUTSIDE



As you drive up to this fabulous property situated in the highly desirable location of The Belfry, which is nestled among similar distinguished homes, you pass through the charming communal front gardens. The well-maintained and meticulously manicured topiary trees, along with the raised beds in the front garden, truly set the scene, showcasing the care and attention to detail that is evident throughout this well-established development.

The private rear garden has been thoughtfully designed to require minimal upkeep, featuring a patio area to enjoy the afternoon sun, gravel beds, a striking feature acer tree, and colourful mature shrubs. These elements add vibrant colour and points of interest, creating a beautiful, tranquil outdoor space that is easy to enjoy all year round.

There is also a private, lockable storage unit in the parking area and two private, dedicated parking spaces,

#### AGENT'S NOTE:

1. There is an age restriction for the property - at least one member of the household must be 55 years of age or over.
2. We are advised that there is a Management Charge in place that is currently £157.77 per quarter, this covers the upkeep of the communal areas and electricity in communal area as well as drainage. Any remaining monies are placed in a sinking fund and are used for any unexpected repairs that need to be made and agreed via the management committee.

## INFORMATION

Postcode: NPI 6 7FD  
 Tenure: Freehold  
 Tax Band: B  
 Heating: Gas LPG  
 Drainage: Private  
 EPC: D





## DIRECTIONS

From Chepstow, take the A48 out of Chepstow passing Tesco on your right and continue over the bridge. Take your first exit on the right signposted Sedbury. At the roundabout take the first exit left and proceed passing all the shops on the left-hand side, drop down the small hill and the entrance to Sedbury Park is immediately in front at the bottom. Proceed up the long driveway and at the top bear left for the Belfry and the take the first right in to the private parking and 22 is on the left.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

30 High Street, Chepstow, NP16 5LJ  
 01291 626262  
 chepstow@archerandco.com  
 www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.